

Board of Assessors – March 21, 2006 Present: Borders, Bovard, Falco, Marconi, Varley, O'Regan, Wheeler.

Minutes of Feb. read and corrected. Agenda for this meeting: Lot size, rates, & formula

1. Comments on Rodney's document- (from W.B.) gets at what is cost of land and moves beyond scope of current assessors, with a more in depth look at how land is sold, doesn't apply to our situation. Talks about splitting costs.
2. "Fairness is not part of Georgist thought-justice is 'what is fair' "
3. What is "fairness"? People wouldn't stay here and pay LR if they didn't think this was fair. Fairness goes directly to what is attainable.
4. Tax is a part, but not a major part.
5. Real estate tax tells me how I relate to community, some leaseholds are not suitable for some. How we relate to each other is proportional, economically we are all relate at a certain level.
6. [reference to document] His [the author's] determination of Full Rental Value [FRV] is very straightforward, that's what I was looking for, Aim is not to collect "THE" FRV but 85% is more than reasonable...these formula don't it for me.
7. George had a predictive element, at that time they hadn't run out of frontier, modern Georgist's prioritize some over others and apply it retroactively. There is some room to ask if these descriptions apply to what George actually said. I don't cede [Mike Curtis] the right to make that decision.
8. "Top down" approach works really well- How do we come to relative value of each leasehold-we don't want to assess each individually. How does lot size relate to relative value of leasehold. Everyone pays the same on the 1<sup>st</sup> 6500 sq. ft. – all above that is taxed the same, just a linear relationship – the more there is [land] the more you pay. 54% of total LR is form "A" rate, 39% from "extra land", 2% from factors, 4% from extra domiciles – that's the current status.
9. Why 40%? A & C rates is a narrow perspective which makes no sense to me at all. What is the value of the land beyond the footprint of the house [allowable building lot]?
10. Precedent, right or wrong that is the way people bought their properties. That's the politics of it.
11. There is a countywide need for re-assessment. Can't change more than 15% even if we "abolish slavery" we can't put ½ of Arden on the streets.
12. What's that worth in our community? Is there a consensus to change what we have been doing? It seems that over time the distance would get greater [by lot size] as the burdens of this community change other services increase, household based, not sized based.
13. People should be able to maximize 1<sup>st</sup> 6500 sq. ft.
14. As the size goes up, the value per square foot goes down - Reference was made to the *Illinois Real Estate Letter* published Spring 1999 where the author describes and defines his use of the term "plattage" and "plottage." [This letter is found in the Green Book]
15. CLS is budget driven
16. The reason it is tied to land is people are using resources tied to land.

17. It's community, all that stuff is shared equally.
18. In Ardentown all leaseholds are about the same size so one price fits all works, in Arden they range from 6,000 to 40,000.
19. WE need to build data if people have the energy to do that. It takes a multi-year process, change is a hard thing to accomplish
- 20. Motion: We keep A rate & C rate and C is 40% of A. Seconded. Aye 2 Nay 3 Abstain 2**
21. Meeting adjourned.

Respectfully submitted, Elizabeth Varley, Secretary